



Ravenna City Council
Community & Economic Development Committee Meeting Minutes
October 16, 2023

The public meeting was held in person in Ravenna City Council Chambers.

Council present: Council President Andrew Kluge, Amy Michael, Rob Kairis, Paul Moskun, Cheryl Wood, Tim Calfee, Christina West, Matt Harper

Also attending the meeting: Mayor Frank Seman; Finance Director, Brian Huff; Service Director, Kay Dubinsky; City Engineer, Bob Finney; Economic Development Director, Dennis West; Council Clerk, Chelsea Gregor; Cliff Soudil, Larry Silenius, John Sferra

The Community & Economic Development Committee Meeting was called to order at 6:00 P.M. by Chairperson, Cheryl Wood.

The first item was Tax Increment Financing (TIF).

Economic Development Director, Dennis West, addressed Council to explain a new incentive program that has never been used in the city. He explained that a TIF is based on infrastructure and that it will help to pay back infrastructure costs. Mr. West stated that it is a 15-year tax abatement for existing properties which would go into effect in the years 16-30 and will help with the cost of the new roadway, water and sewer lines. He explained that the TIF funds will go to the City of Ravenna, the Ravenna School District and Maplewood Career Center.

Mr. Moskun asked which company it would be for and Mr. West stated LG Chem.

Mr. Kairis received clarification from Mr. West on how the proposed TIF would function.

Mr. West informed Council that the City paid for the infrastructure upgrade at Rayann Parkway and that the schools will have 14 days to review the TIF ordinance.

Mr. Kairis asked about a public hearing and Mr. West said that he would find out if one is needed.

Mr. Calfee asked if the TIF funds could be used to pay the City back on what it spent on infrastructure and Mr. West said that it can.

Mr. West explained that any leftover funds go into the General Fund.

Mr. Calfee asked if there were any other projects for LG Chem to complete and Mr. West said no.

- The item was forwarded.

The second item was the LG Chem electrical easement.

Mr. Finney stated that he met with First Energy and has requested to move the line away from the water tank. He stated that a \$30,000 payment for an easement has been approved by First Energy to give to the neighboring property where 25 feet will be on the City's property and 25 feet will be on the neighboring property. Mr. Finney requested that the item be tabled until the easement is finalized and informed First Energy that Council would need to approve the easement before it can be signed.

- The item was not moved forward.

Management Update

Mayor Seman stated that there has been some dirt debris found in the waterline for LG Chem and that the City has been diligently working to figure out the cause.

There being no further business for discussion, the meeting was adjourned at 6:25 P.M.

ATTEST:

Clerk of Council

**Cheryl Wood, Chairperson
Community & Economic Development**